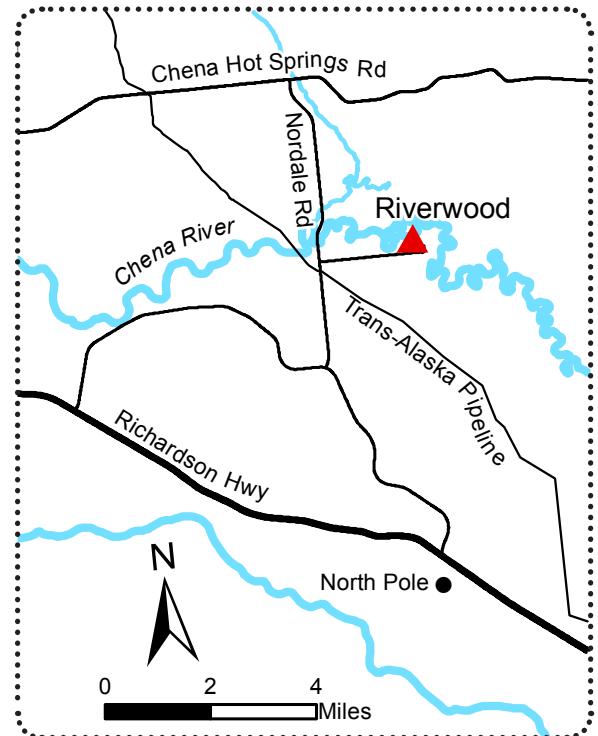
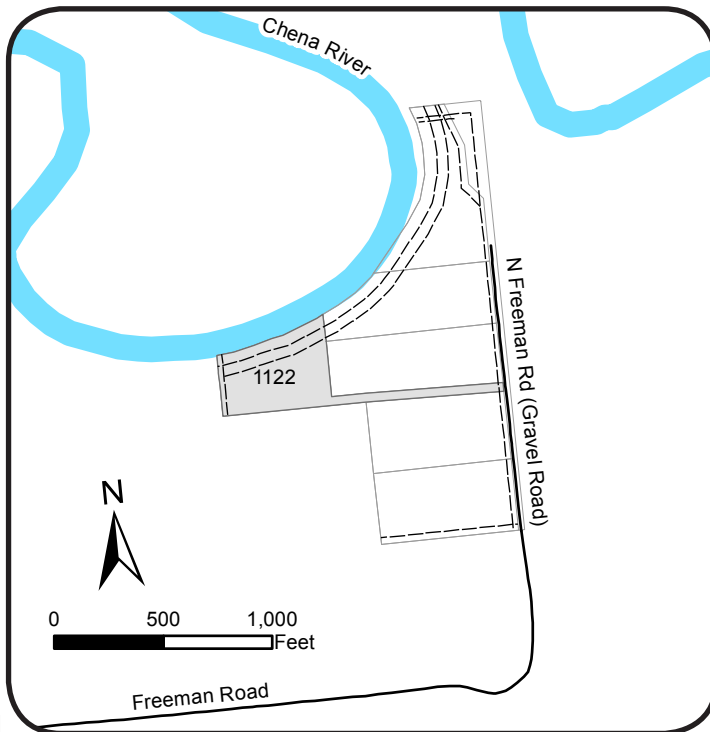




Riverwood

Fairbanks,
Elliott Hwy.

WHY BUY?

Riverwood offers residential or recreational parcels along the Chena River near Fairbanks.

LOCATION

Riverwood is located 10 miles northeast of Fairbanks along the southern bank of the Chena River.

ACCESS

Access is from North Freeman Road. Several main roads from Fairbanks and North Pole lead to Nordale Road. From Nordale Road go east on Freeman Road, then north on North Freeman Road.

UTILITIES

There are no water supply or sewer systems (public or private) available in this subdivision. Check the plat notes and see "Sewer and Water" under the "Developing Your Land" section in General Information. Electricity is available within the subdivision. Buyers may need to extend the lines at their own expense.

LOCAL GOVERNMENT

This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.

NOTES

Streets within and providing access to the subdivision are subject to flooding during breakup and other high water events of the Chena River. Emergency services and access may be limited at these times as a result. This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, section line, public access, and utility easements. There is a 100 foot building setback from the Chena River. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

SURVEY & MTRS

Riverwood is survey ASLS 2014-44, located in F001S002E09. The survey has been recorded as plat 2015-99 in the Fairbanks Recording District.

RIGHT-OF-WAY

North Freeman Road is a gravel road.

PARCEL #	AK DIVISION OF LANDS (ADL) #	LOT	ACRES	MINIMUM BID
1122	420586	3	4.609	\$76,000



Riverwood lot and view of the river.

Note: Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.